



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1309 17 Avenue S
Lethbridge, Alberta

MLS # A2253180



\$450,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,074 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: Fridge, Stove, Oven, Dishwasher Washer/Dryer, Window Coverings, Shed, Bathroom Mirrors, Front and Back Planters, Extra Fridge Downstairs, UG Sprinklers, heater in garage, gemstone lights, underground sprinklers.

This well-maintained home has great curb appeal and sits on a quiet street just off 16th Avenue, offering quick access to anywhere in the city. With over 1,000 sq. ft., it features 4 bedrooms and 3 bathrooms. The main floor has the convenience of three bedrooms, while the basement adds a spacious family room, laundry area, a third bathroom, and an extra-large bedroom. Recent upgrades include a newer furnace and hot water on demand installed in 2025. Outside, you'll find a beautifully landscaped yard with paving stones and a covered patio space beside the drywalled, painted, and heated garage. Both the home and garage are fitted with gemstone lights. Contact your REALTOR[®] today to arrange a viewing. Quick possession is possible